



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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October 20, 2005

IN REPLY PLEASE

REFER TO FILE: **PJ-2**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**LAC+USC MEDICAL CENTER REPLACEMENT PROJECT  
APPROVAL OF VARIOUS CONSTRUCTION CHANGE ORDERS  
CONTRACT PW-12641 MCCARTHY/CLARK/HUNT, A JOINT VENTURE  
SPECS. 6550; C.P. 70787  
SUPERVISORIAL DISTRICT 1  
4 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT  
YOUR BOARD:**

Approve and authorize the Director of Public Works to execute the following change orders to:

1. Modify the door hardware and related electrical systems in the Inpatient Tower building for a not-to-exceed amount of \$360,000.
2. Modify the isolation room monitors in the Inpatient Tower building for a not-to-exceed amount of \$193,946.
3. Provide additional plumbing to accommodate the relocation of control boxes for 291 hands-free faucets in the Inpatient Tower building for a not-to-exceed amount of \$263,418.
4. Relocate condensate return pumps in the Inpatient Tower building for a not-to-exceed amount of \$250,000.

5. Provide wiring for 64 electronic faucets in the Inpatient Tower building for a not-to-exceed amount of \$415,000.
6. Add hangers and steel supports for piping in the Inpatient Tower building for a not-to-exceed amount of \$243,000.
7. Relocate headwall units on Levels 3 through 8 in the Inpatient Tower building for a not-to-exceed amount of \$297,818.
8. Install concrete floor slabs at four stair enclosures in the Inpatient Tower building for a not-to-exceed amount of \$174,136.
9. Change wall types in order to accommodate Intensive Care Unit doors in the Inpatient Tower building for a not-to-exceed amount of \$198,261.
10. Provide mechanical system changes in the Diagnostic and Treatment building at a not-to-exceed amount of \$225,000.

**REASON AND SCOPE - RECOMMENDATION 1**

Unforeseen condition	<input type="checkbox"/>	Regulatory agency requirement	<input type="checkbox"/>
Drawing coordination	<input type="checkbox"/>	Previously approved scope change	<input type="checkbox"/>
Errors and omissions	<input checked="" type="checkbox"/>		

During the contractor's preparation of door hardware submittals, a large number of questions were raised concerning the door hardware and its integration with the normal- and low-voltage systems (i.e., fire alarm, security, automated guided vehicle, and electrical). The architect, in response, issued a change request that incorporated a final set of corrections to the hardware and associated systems for the 1st and 2nd Floors of the Inpatient Tower building. We anticipate future change requests for the 3rd through 8th Floors. These requests will be brought to your Board for approval if they exceed Public Works' delegated authority.

Approving the recommended action will allow the contractor to make modifications to door hardware and related normal- and low-voltage systems as well as associated conduit and wiring on the 1st and 2nd Floors.

Public Works issued a proceed order in the amount of \$150,000 for a portion of this work to avoid delay impact, the value of which is included in the recommended \$360,000. Cost negotiation of this change with McCarthy/Clark/Hunt, a Joint Venture (MCH), has not been finalized. We estimate that the total cost will not exceed \$360,000 with no delay to the project completion date. However, if the final value of the change order exceeds the cost estimate, we will return to your Board for approval.

**REASON AND SCOPE - RECOMMENDATION 2**

Unforeseen condition	<input type="checkbox"/>	Regulatory agency requirement	<input type="checkbox"/>
Drawing coordination	<input type="checkbox"/>	Previously approved scope change	<input type="checkbox"/>
Errors and omissions	<input checked="" type="checkbox"/>		

The mechanical code requires that all positive and negative pressure isolation rooms be designed to provide a visual and audible alarm monitor at a nurse's station or other suitable location that will provide continual surveillance. However, the architectural and mechanical drawings and specifications did not provide for a complete and operational system for electrical connectivity between the isolation rooms and the nursing stations.

The required changes include the addition of 38 annunciation panels with associated conduit and wiring, adding a monitoring system for the five isolation rooms that were omitted, and additional conduit and wiring to allow for double monitoring of nine rooms.

Approving the recommended action will allow the contractor to provide the necessary changes to the isolation room monitoring system.

Public Works issued proceed orders totaling \$150,000 for a portion of this work to avoid delay impact, the value of which is included in the recommended \$193,146. The total cost of the work has been negotiated between Public Works and the contractor for a not-to-exceed cost of \$193,146 with no delay to the project completion date.

**REASON AND SCOPE - RECOMMENDATION 3**

Unforeseen condition	<input type="checkbox"/>	Regulatory agency requirement	<input type="checkbox"/>
Drawing coordination	<input type="checkbox"/>	Previously approved scope change	<input type="checkbox"/>
Errors and omissions	<input checked="" type="checkbox"/>		

The original design called for control boxes for hands-free faucets to be installed in a 4-inch, fire-rated wall at 291 locations in the Inpatient Tower building. The width of the valves, associated piping, and fire-rated access panel would not fit within the 4-inch wall. Therefore, the architect revised the design to surface mount the control boxes instead of mounting them inside the wall.

Approving the recommended action will allow the contractor to install additional plumbing to surface mount the control boxes in 291 locations. Public Works issued a proceed order in the amount of \$150,000 for a portion of this work to avoid delay impact, the value of which is included in the recommended \$263,418. The total cost of the work has been negotiated between Public Works and the contractor for a not-to-exceed cost of \$263,418 with no delay to the project completion date.

**REASON AND SCOPE - RECOMMENDATION 4**

Unforeseen condition	<input type="checkbox"/>	Regulatory agency requirement	<input type="checkbox"/>
Drawing coordination	<input type="checkbox"/>	Previously approved scope change	<input type="checkbox"/>
Errors and omissions	<input checked="" type="checkbox"/>		

According to code, two condensate return pumps could not be located in the rooms shown on the contract documents. This issue was not identified during plan check. During review of this issue, it was also discovered that the specified pumps were larger than original design shown on the design drawings. The concrete mounting pads had been poured and piping was installed before this issue was discovered; therefore, they will have to be removed and replaced.

Approving the recommended action will allow the contractor to remove and reinstall the concrete pads and associated piping. Public Works issued a proceed order in the amount of \$150,000 for a portion of this work to avoid delay impact, the value of which is included in the recommended \$250,000. Cost negotiation of this change with MCH

has not been finalized. We estimate that the total cost will not exceed \$250,000 without delay to the project completion date. However, if the final value of the change order exceeds the cost estimate, we will return to your Board for approval.

**REASON AND SCOPE - RECOMMENDATION 5**

Unforeseen condition	<input type="checkbox"/>	Regulatory agency requirement	<input type="checkbox"/>
Drawing coordination	<input type="checkbox"/>	Previously approved scope change	<input type="checkbox"/>
Errors and omissions	<input checked="" type="checkbox"/>		

During a review by the architect to verify if the spout heights of the faucets specified meet the code, the architect discovered that 64 electronic faucets had no electrical connection shown on the construction documents. The architect then revised the documents and obtained OSHPD approval to add the required circuits, conduit, and wiring for these faucets.

Approving the recommended action will allow the contractor to install the required circuits, conduit, and wiring for these 64 electronic faucets. Public Works issued a proceed order in the amount of \$64,000 for a portion of this work to avoid delay impact, the value of which is included in the recommended \$415,000. Cost negotiation of this change with MCH has not been finalized. We estimate that the total cost will not exceed \$415,000 with no delay to the project completion date. However, if the final value of the change order exceeds the cost estimate, we will return to your Board for approval.

**REASON AND SCOPE - RECOMMENDATION 6**

Unforeseen condition	<input type="checkbox"/>	Regulatory agency requirement	<input type="checkbox"/>
Drawing coordination	<input type="checkbox"/>	Previously approved scope change	<input type="checkbox"/>
Errors and omissions	<input checked="" type="checkbox"/>		

The contract drawings for the structural floor slabs in the Inpatient Tower building did not provide sufficient information for the contractor to plan for the correct layout of mechanical, electrical, and plumbing inserts. These inserts are cast into the concrete floor slabs and carry hangers for mechanical ducts, electrical conduit, and plumbing piping that are being suspended below the floor slab. During a review of the

contractor's shop drawings, the structural engineer determined that, in a number of areas in the building, the floor slab was not structurally capable of carrying the localized loads imposed on the concrete deck by these inserts. After reevaluation of the affected areas, it was determined that the loads imposed by the inserts needed to be either spread more evenly across the floor slab or transferred to adjacent beams. To accomplish the spreading of the load, additional inserts were added to decrease the spacing between inserts thereby decreasing the load of each insert. To accomplish the transfer of load of the inserts from the floor slab to the adjacent beams, spreader beams were added. The hangers for the mechanical ducts, electrical conduit, and plumbing piping are then attached to the spreader beam instead of the inserts.

Approving the recommended action will allow the contractor to install additional hanger supports, hangers, and spreader beams. Public Works issued proceed orders totaling \$68,200 for a portion of this work to avoid delay impact, the value of which is included in the recommended \$243,000. Cost negotiation of this change with MCH has not been finalized. We estimate that the total cost will not exceed \$243,000 with no delay to the project completion date. However, if the final value of the change order exceeds the cost estimate, we will return to your Board for approval.

**REASON AND SCOPE - RECOMMENDATION 7**

Unforeseen condition	<input type="checkbox"/>	Regulatory agency requirement	<input type="checkbox"/>
Drawing coordination	<input type="checkbox"/>	Previously approved scope change	<input type="checkbox"/>
Errors and omissions	<input checked="" type="checkbox"/>		

Utilities for 364 medical gas headwall units on the 3rd through 8th Floors of the Inpatient Tower building were installed per original contract documents and equipment submittals. Responses to subsequent questions from the contractor changed the location of the headwall components that were approved in these submittals. This action necessitated a change in the location of the medical gas outlets, which had already been roughed in.

Approving the recommended action will allow the contractor to revise medical gas piping connection locations. Public Works issued proceed orders totaling \$150,000 for a portion of this work to avoid delay impact, the value of which is included in the recommended \$297,818. The total cost of the work has been negotiated between Public Works and the contractor for a not-to-exceed cost of \$298,818 with no delay to the project completion date.

**REASON AND SCOPE - RECOMMENDATION 8**

Unforeseen condition	<input type="checkbox"/>	Regulatory agency requirement	<input type="checkbox"/>
Drawing coordination	<input type="checkbox"/>	Previously approved scope change	<input type="checkbox"/>
Errors and omissions	<input checked="" type="checkbox"/>		

The Inpatient Tower building contains enclosed glass curtain wall stairways located at the four corners of the building. The concrete floor slab at each level, above the second floor, supports the glass curtain wall. During preparation of the glass curtain wall shop drawings, it was discovered that a small section of concrete floor slab required to support the glass curtain wall was not shown in the construction documents.

Approving the recommended action will allow the contractor to install metal slab-edge formwork and concrete at the stairways in the Inpatient Tower building. Public Works issued a proceed order in the amount of \$150,000 for a portion of this work to avoid delay impact, the value of which is included in the recommended \$174,136. The total cost of the work has been negotiated between Public Works and the contractor for a not-to-exceed cost of \$174,136 with no delay to the project completion date.

**REASON AND SCOPE - RECOMMENDATION 9**

Unforeseen condition	<input type="checkbox"/>	Regulatory agency requirement	<input type="checkbox"/>
Drawing coordination	<input type="checkbox"/>	Previously approved scope change	<input type="checkbox"/>
Errors and omissions	<input checked="" type="checkbox"/>		

The construction documents show 4-inch thick stud walls in the Intensive Care Units. However, the specified door frames require 6-inch stud walls for proper support. Due to this error, the architect changed the walls to 6-inch thick stud walls for 150 affected doors. Some top track and framing for the 4-inch walls have already been installed and will need to be removed.

Approving the recommended action will allow the contractor to remove existing top track, reconfigure and add metal framing, and modify some mechanical system components to accommodate the change in wall type. Public Works has issued proceed orders totaling \$150,000 for a portion of this work to avoid delay impact, the

value of which is included in the recommended \$198,261. The total cost of the work has been negotiated between Public Works and the contractor for a not-to-exceed cost of \$198,261 with no delay to the project completion date.

**REASON AND SCOPE - RECOMMENDATION 10**

Unforeseen condition	<input type="checkbox"/>	Regulatory agency requirement	<input type="checkbox"/>
Drawing coordination	<input type="checkbox"/>	Previously approved scope change	<input type="checkbox"/>
Errors and omissions	<input checked="" type="checkbox"/>		

The contract documents for the Diagnostic and Treatment building did not provide certain elements of detail on the mechanical systems. Three mechanical system changes were required to provide a complete and operational heating, ventilation, and air-conditioning system in the building. These changes include pipe size, pipe quantity increases, and modified ductwork.

Approving the recommended action will allow the contractor to install the required mechanical piping and ductwork. Public Works issued a proceed order in the amount of \$150,000 for a portion of this work to avoid delay impact, the value of which is included in the recommended \$225,000. The total cost of the work has been negotiated between Public Works and the contractor for a not-to-exceed cost of \$225,000 with no delay to the project completion date.

We have reviewed this matter as well as the potential cost impact with the Project Advisory Committee. The claimed extra work that is subject of this change order is considered to be within the scope of the contract documents.



**CONTINGENCY BUDGET SUMMARY**

CHANGE SUMMARY					
Contingency Budget	Executed Change Orders	Board-Approved Changes Pending Execution	Impact of This Action	Remaining Contingency Budget	Percentage Remaining
\$54,195,027	\$23,330,061	\$14,622,773	\$2,620,579	\$13,621,614	25.13%

**Notes:**

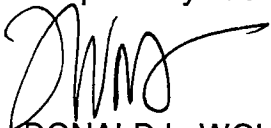
1. The executed change order amount shown above reflects executed changes as of October 17, 2005.
2. The aggregate value of executed construction change orders does not include the value of potential changes currently under review. The merit and scope of each issue must first be evaluated and then the value negotiated. The combined value of these issues, as quoted by the contractor, could be as high as \$32,311,104, which includes a settlement agreement request in the amount of \$11,000,000, the approval of which is being requested as a separate item on this agenda. Of the \$32,311,104 in potential issues, the above referenced \$11,000,000 has already been negotiated by Public Works leaving \$21,311,104 still open for negotiations. Historically, Public Works settles quotes from the contractor at less than 60 percent of the quoted value. Therefore, the anticipated value of the pending issues is approximately \$23,786,662, which includes the \$11,000,000 for the proposed settlement. When added to the \$23,330,061 of change orders executed through October 17, 2005, there is an estimated total potential change exposure of \$47,116,723 against the \$54,195,027 Board-approved contingency.

The Honorable Board of Supervisors  
October 20, 2005  
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**CONCLUSION**

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division) and Public Works.

Respectfully submitted,



for

DONALD L. WOLFE  
Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

RL:pdw

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cc: County Counsel  
Department of Health Services (Fred Leaf, Azar Kattan)  
Project Advisory Committee (A. Redmond Doms, Jerry Epstein, Nick Patsaouras)